

March 19, 2014

## MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: Dixie State University - Burns Arena North Office Addition

### Issue

Dixie State University (DSU) has requested Board approval for construction, with institutional funds, of an office building addition to the north-end of the existing Burns Arena.

### Background

The recent growth and transition of DSU has resulted in a need for additional office space. At present, office space is oversubscribed with makeshift and temporary spaces being created to try to meet the need. In addition, Campus Security is housed in deteriorating temporary trailers that need to be removed, and Human Resources offices are scattered in a variety of places, thereby diminishing the efficiency with which they can work.

To mitigate these issues, DSU is proposing to construct an office building addition to the existing Burns Arena. The facility ultimately will consist of 18,000 square feet of office space to be built out in phases. The proposed Phase I project will construct the shell of the building and finish the lower east quadrant at an estimated cost of \$2,070,000 and with the primary occupants being Campus Security and Human Resources.

Funding for Phase I construction will come from existing institutional funds, as will the needed O&M funding. Based on existing state statutes, this project will not require legislative authorization pending Building Board confirmation that it will not seek state capital or O&M funding. Subsequent phases of the project to complete the rest of the building will be funded by donations, and depending on the cost, may be subject to further Regent approval.

Additional information about the proposal is included in the attached DSU letter requesting approval of the project, a schematic showing the proposed elevations of the facility, and a photograph showing the north end of the Burns Arena where the addition will be placed. DSU representatives will be present at the meeting to present the proposal and respond to questions from the Board.

Commissioner's Recommendation

The Commissioner recommends Board of Regent approval of this DSU project request, subject additionally to State Building Board authorization to build without legislative authorization.

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David L. Buhler  
Commissioner of Higher Education

DLB/GLS/WRH  
Attachment

March 4, 2014

Dr. Gregory Stauffer  
Utah System of Higher Education  
Board of Regents Building  
60 South 400 West  
Salt Lake City, Utah 84101

Dear Dr. Stauffer,

#### Purpose

Dixie State University (DSU) is requesting Regent approval to construct an office building addition to the North-end of the Burns Arena. The proposed addition will be a two-story design and will result in the addition of approximately 18,000 square feet of office space.

#### Background

The recent growth of the student body at DSU has resulted in the addition of a significant number of terminally qualified faculty and staff. In an attempt to provide offices for recent hires, the campuses' existing office space has been over-subscribed and makeshift, temporary, offices have been created in the entryway of buildings, conference rooms, file rooms, and classrooms.

The Human Resources and Campus Security departments will be housed in the lower-level East quadrant of the Burns North Addition. Currently, the Human Resources offices are spread among the South Administration, North Administration, and Holland Buildings. The Campus Security offices are located in two old real estate sales trailers that were adjoined, placed on a wood foundation, and covered with a stucco exterior. This deteriorating building sits in front of the main entrance to the Holland Centennial Commons Building.

The Burns Arena North office addition will be an institutionally funded project. The estimated project cost to construct the shell of the building and finish the lower-level East quadrant (Phase I) is \$2,070,000. DSU has institutional funds in-hand to fund phase I of the construction and to provide \$35,000 in on-going funds for operations and maintenance. The completion of the remainder of the building will be funded by donations.

The Burns Arena North Office Addition offers the following advantages.

- 18,000 Square feet of office space
- Natural light, windows, in most offices
- Central location with street access and ample adjacent parking
- No loss of green or parking space
- Improved curb appeal of North entrance to Burns Arena
- Provides flexibility to relocate entire campus departments
- Demolition of Campus Security building

Paul C. Morris  
Vice President for  
Administrative Services

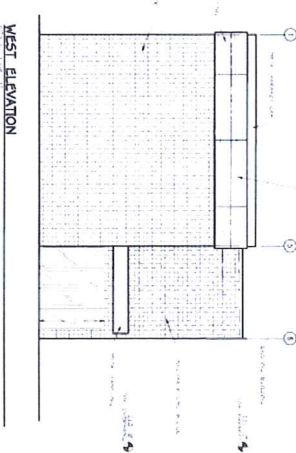
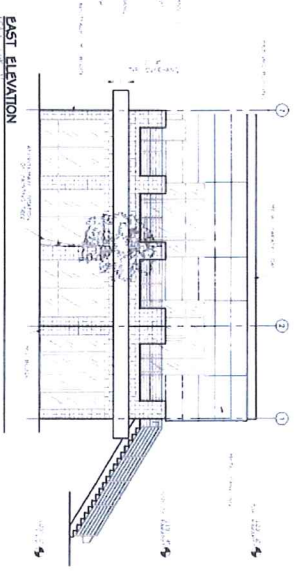
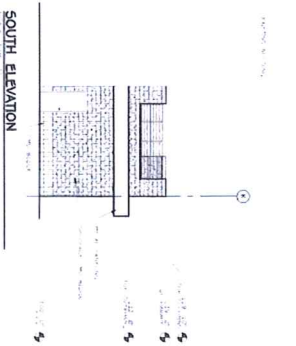
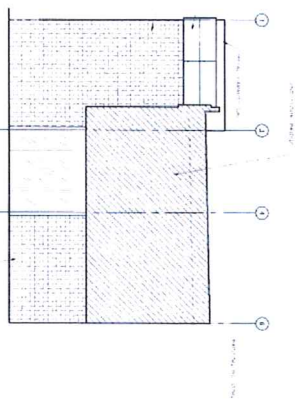
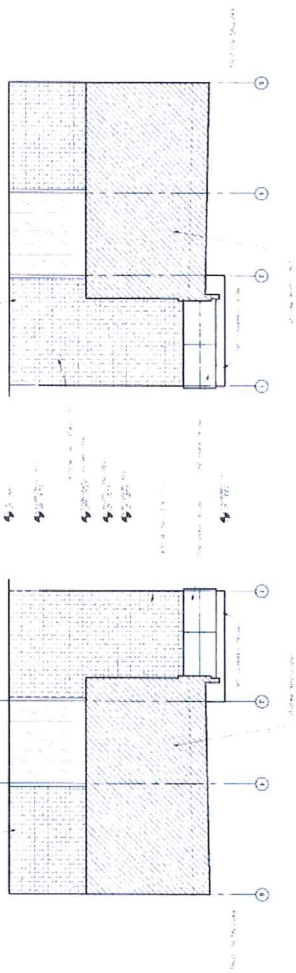
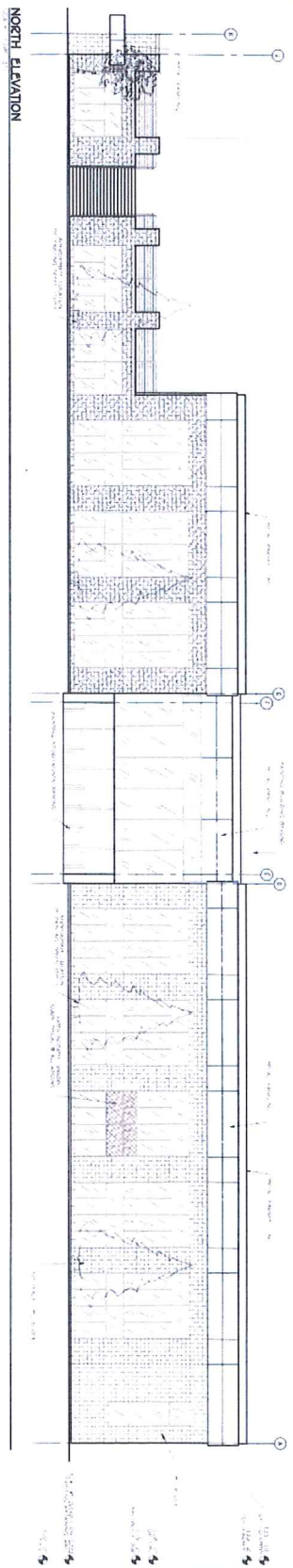
The MRW Design Associates Inc. preliminary drawings and a picture of the construction site are attached for your review.

Sincerely,

  
Paul C. Morris

cc: Steve Nadauld, Sherry Ruesch





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**ELEVATIONS**  
 DIXIE STATE COLLEGE  
 BURNS ARENA ADDITION  
 ST. GEORGE UTAH

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